



A well-presented three-bedroom home featuring a modern kitchen, spacious rear living room with French doors to the garden, ground floor WC, principal bedroom with en-suite, family bathroom, driveway parking, garage and a private, low-maintenance rear garden with decking and pergola, located at the end of a quiet cul-de-sac.

5 Aggett Grove | Bovey Tracey | TQ13 9GE

**complete.**  
thoroughly good property agents

**PROPERTY TYPE**

Semi-Detached House

**SIZE**

876 sq ft

**LOCATION**

Bovey Tracey

**AGE**

2017

**BEDROOMS**

3

**RECEPTION ROOMS**

1

**BATHROOMS**

2

**WARMTH**  
Gas Central Heating**PARKING**

Garage, Off Road Parking,  
EV Charging (private)

**OUTSIDE SPACE**

Garden

**EPIC RATING**

83B

**COUNCIL TAX BAND**

C

**in a nutshell...**

- Quiet cul-de-sac location
- Modern three-bedroom home
- Spacious living room
- Modern fitted kitchen
- Downstairs WC
- Principal bedroom with en-suite
- Two additional bedrooms
- Modern family bathroom
- Low maintenance garden
- Garage and Driveway





## the details...

The ground floor is well laid out and finished in a modern, neutral style throughout. A welcoming entrance hall provides access to a useful ground floor WC and built-in storage, as well as the staircase to the first floor.

To the rear of the property is a spacious living room, offering ample space for both seating and dining furniture. This bright and inviting room benefits from wood-effect flooring and French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The separate kitchen is fitted with a range of contemporary wall and base units with complementary work surfaces, integrated double oven and hob, and space for additional appliances. A window to the front aspect allows for plenty of natural light, and the practical layout maximises both storage and preparation space.

The first floor offers well-proportioned and versatile accommodation, comprising three bedrooms and two bathrooms, all presented in a clean, modern style.

The principal bedroom is a generous double room, enjoying a calm outlook and benefiting from built-in wardrobe space. This room is further enhanced by a contemporary en-suite shower room, fitted with a corner shower enclosure, wash hand basin and WC.

There are two further bedrooms, one being a comfortable double and the other an ideal single room. Both rooms are finished in neutral tones and enjoy good levels of natural light.

Completing the first floor is a modern family bathroom, fitted with a panelled bath with shower over, wash hand basin and WC, finished with complementary tiling and contemporary fittings.

To the front, the property enjoys an attractive and well-maintained frontage, set within a modern residential development. A landscaped approach leads to the main entrance, with established shrub borders adding kerb appeal. The property also benefits from a driveway providing off-road parking with EV car charging point, as well as access to the garage located nearby.

To the rear is a private, enclosed garden designed for ease of maintenance and outdoor enjoyment. The garden features an area of artificial lawn, ideal for year-round use, alongside a raised decked terrace providing excellent space for outdoor seating and dining. A covered pergola area adds further versatility, making it well suited for entertaining and outdoor cooking. Timber fencing surrounds the garden, offering a good degree of privacy.



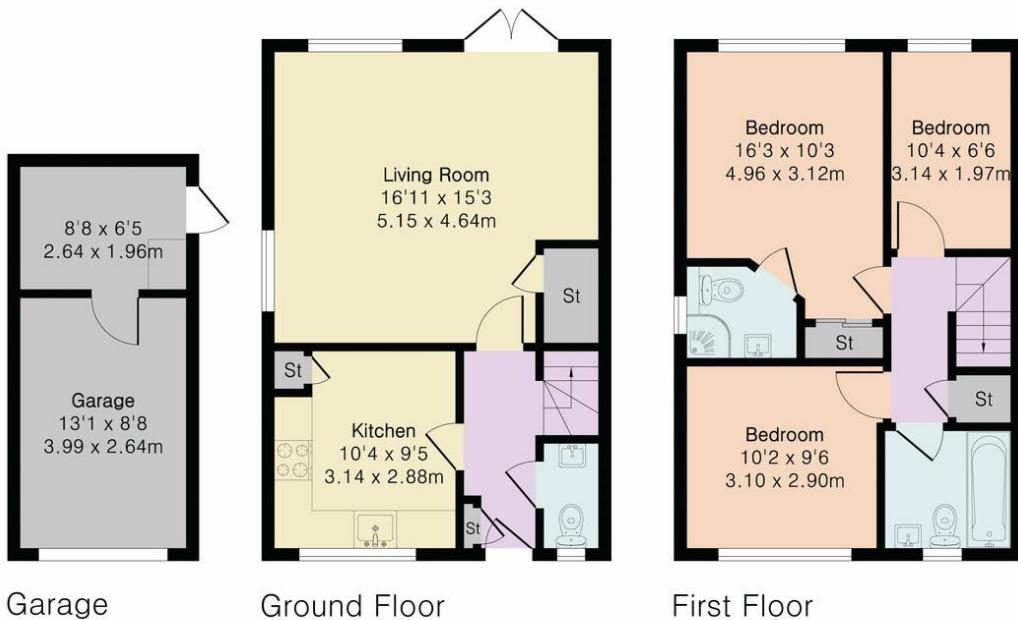
the floorplan...

**Approximate Gross Internal Area 876 sq ft - 82 sq m  
(Excluding Garage)**

Ground Floor Area 438 sq ft - 41 sq m

First Floor Area 438 sq ft - 41 sq m

Garage Area 173 sq ft - 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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## the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth.

## Shopping

Late night pint of milk: Tesco Express 1 mile

Supermarket: Lidl 1.6 miles

Town centre: Bovey Tracey 1 mile

Newton Abbot: 6.3 miles

Exeter: 14.2 miles

## Relaxing

Beach: Teignmouth 10 miles

Haytor Rocks: 5 miles

Bovey Tracey Golf Centre: 1.8 miles

Stover Golf Club: 3.1 miles

Playpark: 0.1 mile

## Travel

Bus stop: Bradley Road 0.3 mile

Train station: Newton Abbot 6.4 miles

Main travel link: A38 Drumbridges 2.2 miles

Airport: Exeter 17.7 miles

## Schools

Bovey Tracey Primary School: 1.1 miles

South Dartmoor College 8.2 miles School bus

Stover School: 3.9 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ13 9GE**

## how to get there...

From the Complete Office in Bovey Tracey turn into Le Molay-Littry Way and continue on this road, taking the 9th turning on the left into Centenary Way. Follow the road around to the right, then second left into Mountford Drive. Keep on the road, bearing left around the corner. Take the next right into Aggett Grove. The property can be found at the end on the left.





Need a more complete picture? Get in touch with your local branch...

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